

**TRANSFER
TAX
PAID**

Doc # 2009026120
Book 10206 Page 0233

Received Kennebec SS.
09/09/2009 9:59AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

After Recording Return to:
TCT # 1238789

Mail Tax Statements To:
Chris Burrill
Lindsay Burrill

Property Address:
27 Drummmond Avenue
Waterville, ME 04901

Property Tax ID#: Map 57 Lot 233

SPECIAL WARRANTY DEED

MADE this 27th day of August, 2009.

GMAC MORTGAGE, LLC, with a business address of 500 Enterprise Road, Horsham, PA 19044, hereinafter referred to as Grantor, for consideration paid in the amount of _____ and _____/100 Dollars (\$ _____), does hereby give, grant, bargain, sell and convey to, CHRIS BURRILL and LINDSAY BURRILL, husband and wife as joint tenants, residing at 17 Edgewood Avenue, Waterville, me 04901 hereinafter referred to as Grantees with SPECIAL WARRANTY COVENANTS, a certain lot or parcel of land with the buildings thereon situated in the Town of Waterville, Kennebec County, Maine, being more particularly described as follows:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF SAID AVENUE 220 FEET NORTHERLY FROM A STONE BOUND SET IN THE GROUND IN THE SOUTHWESTERLY CORNER OF A LOT OF LAND FORMERLY OWNED BY ONE GIBSON; THENCE NORTHERLY ALONG THE EASTERLY SIDE OF SAID AVENUE 60 FEET; THENCE EASTERLY BY LAND NOW OR FORMERLY OF ONE GREENWOOD TO LAND OF S.K. SMITH ESTATES; THENCE SOUTHERLY 60 FEET BY LAND OF SAID SMITH ESTATE; THENCE WESTERLY BY LAND NOW OR FORMERLY OF MICHAEL FRYE TO POINT OF BEGINNING IN THE EASTERLY SIDE OF SAID AVENUE.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GMAC MORTGAGE, LLC, BY QUITCLAIM DEED WITHOUT COVENANT RECORDED 06/19/2009 AS DOCUMENT NO. 2009023856 IN KENNEBEC COUNTY, MAINE.

Property Address: 27 Drummmond Avenue, Waterville, ME 04901
The legal description was obtained from a previously recorded instrument.

2) Bwl

57-233

This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantees forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 27 day of August, 2009.

Signed, sealed and delivered in our presence:

GMAC MORTGAGE, LLC



Scott Baskirk

Printed Name



Justin S. Jung

Printed Name

By: 

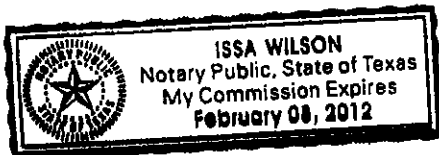
Janey Davis

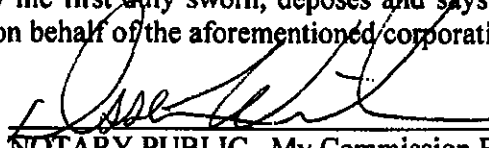
Its: 

STATE OF Texas
COUNTY OF Collin) ss.

DATED: August 27, 2009

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Janey Davis, who is the PMAO of GMAC MORTGAGE, LLC, appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to sign this deed on behalf of the aforementioned corporation.




NOTARY PUBLIC My Commission Expires

2/8/12



This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument.** Preparer not responsible for typed or hand written additions made to this instrument after its preparation.

Prepared under the supervision of: P. DeSantis, Esq.

By: Law's Specialty Group, Inc.; 235 West Brandon Blvd., #191, Brandon, Florida 33511

(866)755-6300